DEVELOPMENT SERVICES
509 SE 7TH AVE
PO BOX 1971
AMARILLO TX 79105-1971
(806) 378-5263

9/30/2015

Clyde Israel
Thomas and Israel Engineers
517 N Polk St
Amarillo, Texas 79107

RE: Letter of Action: Approval- Town Square Unit No. 4- ZB1501751 Final Plat

Mr. Israel,

The City of Amarillo has approved the above Final Plat on 9/14/2015. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2015016542 on 9/21/2015. Enclosed you will find a copy of your approved and recorded Final Plat.

Approval of a Final Plat shall not constitute acceptance of any of the public improvements required to serve the subdivision or development.

As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is cris.valverde@amarillo.gov or 806-378-4223.

Sincerely,

CRIS VALVERDE MM

Cris Valverde
Senior Planner

APP

P-15-45

JS

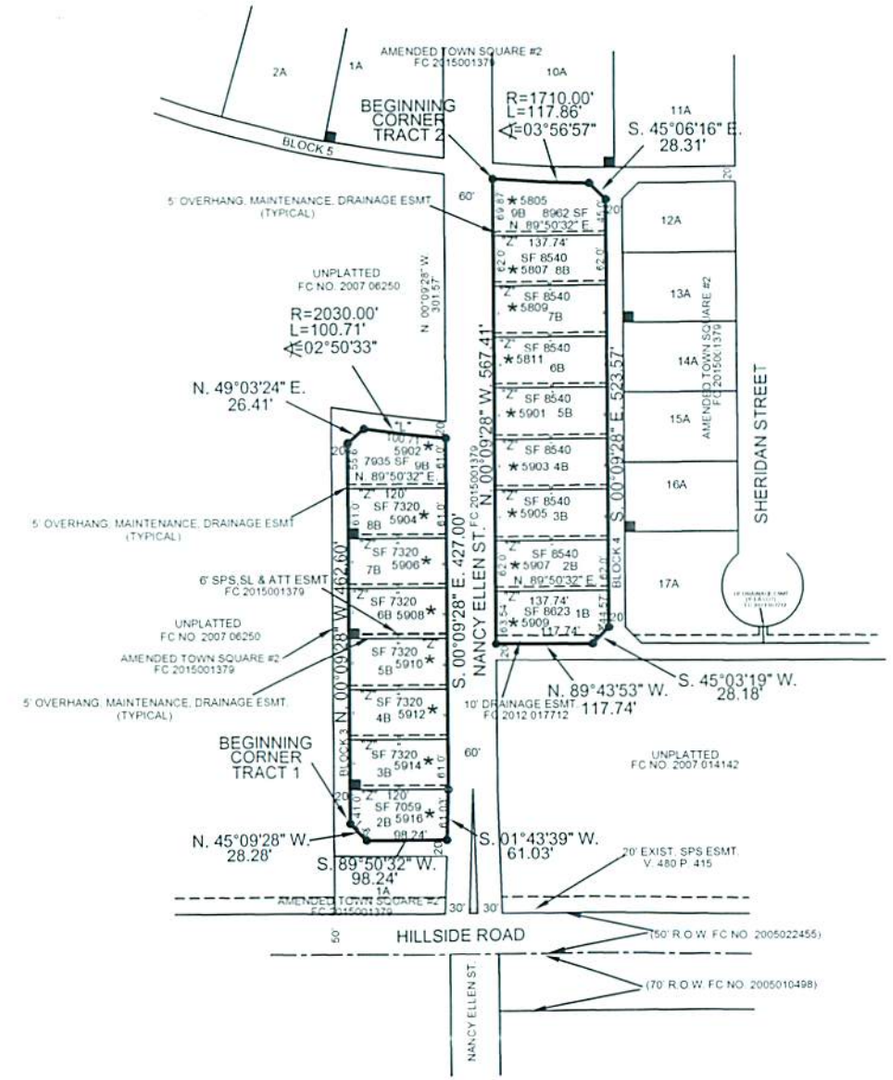
BK9 B5-F

SEC 63

H-15

CENSUS TRACT 216.08

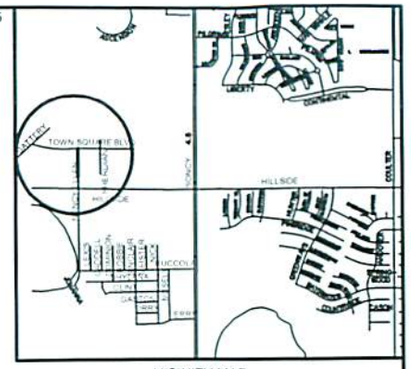
AP NO. H-15



NORTH
SCALE 1"=100'
100 50 0 100

LEGEND:

- ● 1/2 INCH REBAR (SET W/CI CAP)
- ○ 1/2 INCH REBAR (FND)
- SPS SOUTHWESTERN PUBLIC SERVICE
- ESMT. EASEMENT
- ★ ADDRESS (SUBJECT TO CHANGE WITHOUT NOTICE)
- ■ 6' X 6' SPS TRANSFORMER ESMT.
- SL SUDDENLINK
- SF SQUARE FOOT
- 5' OVERHANG, MAINTENANCE, DRAINAGE ESMT (TYPICAL)
- "Z" ZERO LOT LINE



VICINITY MAP
NTS

SPC NAD83
TEXAS NORTH
BOUNDARY IS GROUND

S.E. CORNER SECTION

NORTHING/Y= 3698532.483
EASTING/X= 525188.425
CONVERGENCE= -0 15 14.10600
SCALE FACTOR= 0.999922003
COMBINED FACTOR= 0.999751904

S.W. CORNER SECTION

NORTHING/Y= 3698532.177
EASTING/X= 519783.491
CONVERGENCE= -0 15 51.82687
SCALE FACTOR= 0.999922009
COMBINED FACTOR= 0.999752719

NOTE:

1) THIS PLAT IS NOT IN THE AMARILLO E.T.J.

2) THIS PLAT IS NOT IN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48381C0065E, DATED JUNE 4, 2010.

3) BASIS OF BEARING IS NORTH LINE OF HILLSIDE ROAD (N. 89°43'43" W.)

TOWN SQUARE UNIT NO. 4

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF A PORTION OF AMENDED TOWN SQUARE UNIT 2, IN SECTION 63, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS.
(3.128 ACRES)

THOMAS-ISRAEL CONSULTING ENGINEERS
517 N. POLK STREET, AMARILLO, TEXAS 79107
(806)358-4829 FAX (806)358-4820
JOB NO. 13497 E-mail: tengsurf@thomasandisrael.com

SHEET 1 OF 2

2015016542 PLAT Total Pages: 20

CENSUS TRACT 216.08

DESCRIPTION:

TRACT 1:

A **1.352 ACRE** TRACT OF LAND IN **SECTION 63, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS**, BEING A REPLAT OF ALL OF LOTS 2A THRU 9A, BLOCK 3, AMENDED TOWN SQUARE UNIT NO 2, FILED OF RECORD UNDER CLERK'S FILE NO. 2015001379, OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH REBAR SET WITH CAP STAMPED "CI RPLS 2601" (CI) FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 2A, BLOCK 3 AND BEING THE MOST WESTERLY SOUTHWEST CORNER OF THIS TRACT.

THENCE N. 00°09'28" W., 462.60 FEET TO A ½ INCH REBAR SET WITH CAP STAMPED "CI" FOR THE NORTHWEST CORNER OF THIS TRACT AND BEING THE MOST SOUTHERLY NORTHWEST CORNER OF SAID LOT 9A, BLOCK 3;

THENCE N. 49°03'24" E., 26.41 FEET TO ½ INCH REBAR SET WITH CAP STAMPED "CI" AND BEING THE BEGINNING OF A CURVE TO THE LEFT WHOSE CENTER BEARS N. 08°01'41" E., 2030.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THRU A CENTRAL ANGLE OF 02°50'33" FOR AN ARC DISTANCE OF 100.71 FEET TO A ½ INCH REBAR SET WITH CAP STAMPED "CI";

THENCE S. 00°09'28" E., 427.00 FEET TO A ½ INCH REBAR SET WITH CAP STAMPED "CI";

THENCE S. 01°43'39" W., 61.03 FEET TO A ½ INCH REBAR SET WITH CAP STAMPED "CI" AND BEING THE SOUTHEAST CORNER OF SAID LOT 2B, BLOCK 3;

THENCE S. 89°50'32" W., 98.24 FEET TO **THE PLACE OF BEGINNNG**

TRACT 2:

A **1.776 ACRE** TRACT OF LAND IN **SECTION 63, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS**, BEING ALL OF LOTS 1A THRU 9A, BLOCK 4, AMENDED TOWN SQUARE UNIT NO 2, FILED OF RECORD UNDER CLERK'S FILE NO. 2015001379, OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH REBAR SET WITH CAP STAMPED "CI RPLS 2601" (CI) FOR THE NORTHWEST CORNER OF SAID LOT 9A, BLOCK 4 THE NORTHWEST CORNER OF THIS TRACT, SAID POINT BEING IN A CURVE TO THE LEFT WHOSE CENTER BEARS N. 04°10'12" E., 1710.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THRU A CENTRAL ANGLE OF 03°56'57" FOR AN ARC DISTANCE OF 117.86 FEET TO A ½ INCH REBAR SET WITH CAP STAMPED "CI" FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 9A AND THIS TRACT;

THENCE S. 45°06'16" E., 28.31 FEET TO A ½ INCH REBAR SET WITH CAP STAMPED "CI";

THENCE S. 00°09'28" E., 523.57 FEET TO A ½ INCH REBAR SET WITH CAP STAMPED "CI";

THENCE S. 45°03'19" W., 28.18 FEET TO A ½ INCH REBAR SET WITH CAP STAMPED "CI" AND BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 2A, BLOCK 4;

THENCE N. 89°43'53" W., 117.74 FEET TO A ½ INCH REBAR SET WITH CAP STAMPED "CI" FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N. 00°09'28" W., 567.41 FEET **THE PLACE OF BEGINNNG**

CERTIFICATE:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ABOVE SURVEY IS TRUE AND CORRECT. IT WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 22ND DAY OF AUGUST, 2014.

Clyde E. Israel

CLYDE E. ISRAEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2601

STATE OF TEXAS REGISTERED CLYDE E. ISRAEL 2601 PROFESSIONAL LAND SURVEYOR

DEDICATION:

STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENT
COUNTY OF RANDALL)

THAT SETH WILLIAMS, MANAGER OF PEGA DEVELOPMENT LLC., BEING THE OWNER OF THE LAND SHOWN AND DESIGNATED ON THIS PLAT HAS CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, RESUBDIVIDED, REPLATTED AND DESIGNATED AS TOWN SQUARE UNIT NO. 4 AN ADDITION TO THE CITY OF AMARILLO, IN SECTION 63, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS, AND DOES DECLARE ALL STREETS, LANES, ALLEYS AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS, LANES, ALLEYS AND EASEMENTS.

EXECUTED THIS 19th DAY OF August 2015.

PEGA DEVELOPMENT LLC
SETH WILLIAMS, MANAGER
P.O. BOX 30206
AMARILLO, TEXAS 79130
(806) 373-5820

ATTEST:

STATE OF TEXAS

COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SETH WILLIAMS, MANAGER OF PEGA DEVELOPMENT LLC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 19th DAY OF August 2015

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 2/10/19

SUZANNE DEMONT
MY COMMISSION EXPIRES
February 10, 2019

APPROVAL:

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO, TEXAS, ON THIS 14 DAY OF Sept 2015

CHAIRMAN

GRANTEE'S ADDRESS IS:
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

FILED OF RECORD
9-21-15 DATE
RANDALL COUNTY
20150116542
FILE CLERK NO

TOWN SQUARE UNIT NO. 4

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF A PORTION OF AMENDED TOWN SQUARE UNIT 2, IN SECTION 63, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS.
(3.128 ACRES)

THOMAS-ISRAEL CONSULTING ENGINEERS
517 N. POLK STREET, AMARILLO, TEXAS 79107
(806)358-4829 FAX (806)358-4820
JOB NO. 13497 E-mail tiengsur@thomasandisrael.com

APP P-15-45 JS BLK 9 B.S.+F. SEC 63 H-15

CANYON
PEGA DEVELOPMENT

T A X C E R T I F I C A T E

NO. 94769

Randall County and/or South Randall County Hospital District and/or Canyon Independent School District and/or High Plains Water District No. 1 and/or City of Canyon and/or Noxious Weed District and/or Village of Timbercreek and/or Bushland Independent School District and/or County Education District # 3 and/or County Education District # 20 and/or City of Amarillo and/or Amarillo College and/or Amarillo Hospital District and/or Amarillo Independent School District and/or BoatWright-Trew RD.
P. O. BOX 997
CANYON, TX 79015-0997

PROPERTY OWNER
==========
NAME ..: PEGA DEVELOPMENT LLC
ADDRESS: PO BOX 30206
AMARILLO TX 79120

PROPERTY DESCRIPTION
==========
TOWN SQUARE # 2
LOT 009 BLOCK 0004

PROPERTY ACCOUNT NUMBER: R 78 1993 0385.0 **TAXES FOR 2014 ARE $** 65.24
Acres: .2000 **Randall County Market Value:** 10,500
2014 Taxes WITHOUT Exemptions $ 228.35

This is to certify that, after a careful check of the tax records of this office, the following current and/or delinquent taxes, penalties and interest are due on the described property for the following taxing unit(s);

TAX YEAR(S)	TAXING UNIT	TAXES, PENALTIES & INTEREST

TOTAL Taxes Due $ .00

The taxes to be imposed by the above listed taxing units for the 2015 taxes have not been calculated.

********** **ROLLBACK TAXES MAY APPLY TO THIS PROPERTY** **********

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2014

Paula J. Maddux
DEPUTY

7/20/2015
DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

FILED AND RECORDED

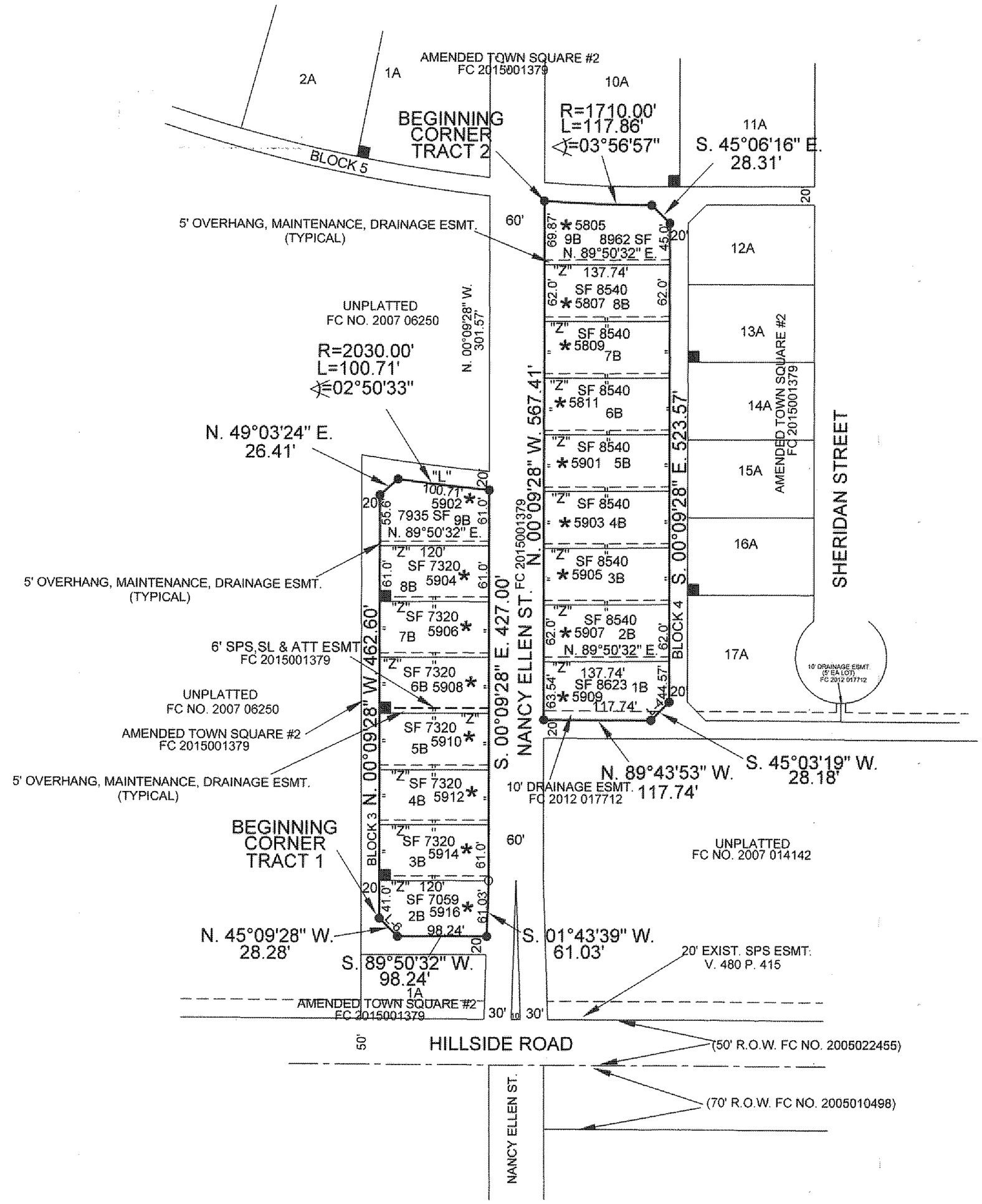
OFFICIAL PUBLIC RECORDS

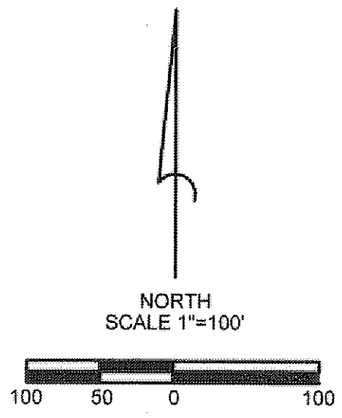
Renee Calhoun

2015016542
09/21/2015 03:53 PM
Fee: 115.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

CENSUS TRACT 216.08

AP NO. H-15





LEGEND:

●	1/2 INCH REBAR (SET W/CI CAP)
O	1/2 INCH REBAR (FND)
SPS	SOUTHWESTERN PUBLIC SERVICE
ESMT.	EASEMENT
*	ADDRESS (SUBJECT TO CHANGE WITHOUT NOTICE)
■	6' X 6' SPS TRANSFORMER ESMT.
SL	SUDDENLINK
SF	SQUARE FOOT
— — —	5' OVERHANG, MAINTENANCE, DRAINAGE ESMT. (TYPICAL)
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NOTE:

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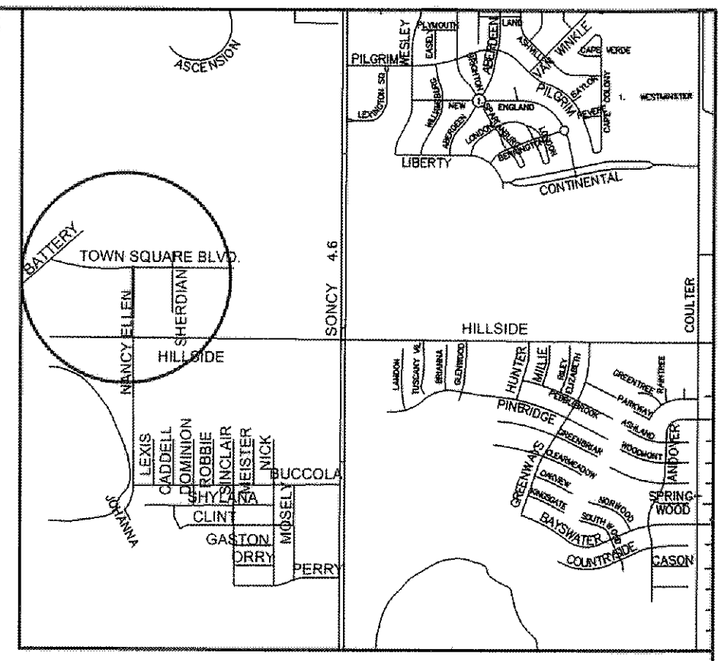

VICINITY MAP
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SPC NAD83
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BOUNDARY IS GROUND

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BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS.
(3.128 ACRES)

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517 N. POLK STREET, AMARILLO, TEXAS 79107
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CENSUS TRACT 216.08

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THENCE N. 00°09'28" W., 567.41 FEET **THE PLACE OF BEGINNNG**.

CERTIFICATE:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ABOVE SURVEY IS TRUE AND CORRECT. IT WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 22ND DAY OF AUGUST, 2014.

Clyde E. Israel

CLYDE E. ISRAEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2601

STATE OF TEXAS · REGISTERED · CLYDE E. ISRAEL · 2601 · PROFESSIONAL LAND SURVEYOR

GRANTEE'S ADDRESS IS:
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

FILED OF RECORD
9-21-16 (DATE) RANDALL (COUNTY)
201601659Z2
FILE CLERK NO.

DEDICATION:

STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENT
COUNTY OF RANDALL)

THAT SETH WILLIAMS, MANAGER OF PEGA DEVELOPMENT LLC., BEING THE OWNER OF THE LAND SHOWN AND DESIGNATED ON THIS PLAT HAS CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, RESUBDIVIDED, REPLATTED AND DESIGNATED AS TOWN SQUARE UNIT NO. 4, AN ADDITION TO THE CITY OF AMARILLO, IN SECTION 63, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS, AND DOES DECLARE ALL STREETS, LANES, ALLEYS AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS, LANES, ALLEYS AND EASEMENTS.

EXECUTED THIS 19th DAY OF August, 2015.

Seth Williams

PEGA DEVELOPMENT LLC
SETH WILLIAMS, MANAGER
P.O. BOX 30206
AMARILLO, TEXAS 79130
(806) 373-5820

ATTEST:

STATE OF TEXAS

COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SETH WILLIAMS, MANAGER OF PEGA DEVELOPMENT LLC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 19th DAY OF August 2015

Suzanne DeMont

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 2/10/19

SUZANNE DEMONT · MY COMMISSION EXPIRES · February 10, 2019

APPROVAL:

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO, TEXAS, ON THIS 14 DAY OF September 2015

CHAIRMAN

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